| | |
|---|---|
| **From:** | Galvez, Karla@Coastal <Karla.Galvez@coastal.ca.gov> |
| **Sent time:** | 11/19/2018 10:58:02 AM |
| **To:** | Danny Aleshire <danny.aleshire@awattorneys.com>; Jill Martin <jmartin@trumpnational.com> |
| **Cc:** | Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>; Ara Mihranian; Locklin, Linda@Coastal <Linda.Locklin@coastal.ca.gov>; Posner, Chuck@Coastal <Chuck.Posner@coastal.ca.gov>; So Kim; Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov> |
| **Subject:** | RE: RPV / Trump - Final Development Documents |

Thanks Danny. Please let us know when you plan to record the Amendment to the Conservation Easement.

Also please let us know why those 2 APNs (7564-021-024 & 25) were used on the COAs and the Deed Restriction. Are these new APNs that cover the entirety of the property in the legal description? I know that this was something that had to be worked out with the Recorder but I don't think we've gotten any more information on that and I need to make sure this is not going to be a problem for us. Thanks.

Karla V. Galvez, Attorney
California Coastal Commission
45 Fremont St., Ste 2000
San Francisco, CA 94105
T: (415) 904-5220

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**From:** Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
**Sent:** Thursday, November 15, 2018 9:01 PM
**To:** Sexton, Pat@Coastal; Galvez, Karla@Coastal; 'Jill Martin'
**Cc:** Rehm, Zach@Coastal; Hudson, Steve@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Locklin, Linda@Coastal; Posner, Chuck@Coastal; 'So Kim'; Danny Aleshire
**Subject:** RE: RPV / Trump - Final Development Documents

Hi Pat,

Please see attached for the recorded documents requested. The Amendment to the Conservation Easement has not yet been submitted for recording.

Best,

Danny Aleshire

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**From:** Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
**Sent:** Wednesday, November 14, 2018 11:32 AM
**To:** Danny Aleshire; Galvez, Karla@Coastal; 'Jill Martin'
**Cc:** Rehm, Zach@Coastal; Hudson, Steve@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Locklin, Linda@Coastal; Posner, Chuck@Coastal; 'So Kim'
**Subject:** RE: RPV / Trump - Final Development Documents

Danny,

Thank you for sending the copy of the recorded Second Amendment to the OTD Trail Easement. That document will be reviewed after all 5 Coastal Commission documents currently required to be recorded have been received by us for review.

Please send the recording information as well as a copy of the recorded Amendment to the Open Space Conservation Easement as soon as that information is available. That recording information does not appear to have been provided to date.

On November 6, 2018 you sent us an email that included recording information related to the 2 Certificate of Acceptance documents and the SC 7 Deed Restriction. Please confirm the date these documents recorded, and please let us know the date we should anticipate receiving copies of these documents.

Thank you.

Pat

**From:** Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
**Sent:** Tuesday, November 13, 2018 7:59 PM
**To:** Galvez, Karla@Coastal; 'Jill Martin'
**Cc:** Rehm, Zach@Coastal; Hudson, Steve@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Locklin, Linda@Coastal; Posner, Chuck@Coastal; Sexton, Pat@Coastal; Danny Aleshire; 'So Kim'
**Subject:** RE: RPV / Trump - Final Development Documents

Hi All,

Please see attached for the recorded documents that are now available online. We are still waiting for some of the other initially-recorded documents to be available online (including the Certificates of Acceptance and Restated Deed Restriction), which were recorded last week and we will send you those as soon as available.

Best,

Danny Aleshire

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**From:** Galvez, Karla@Coastal [mailto:Karla.Galvez@coastal.ca.gov]
**Sent:** Wednesday, November 07, 2018 10:52 AM
**To:** Danny Aleshire; 'Jill Martin'
**Cc:** Rehm, Zach@Coastal; Hudson, Steve@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Locklin, Linda@Coastal; Posner, Chuck@Coastal; Sexton, Pat@Coastal
**Subject:** RE: RPV / Trump - Final Development Documents

Thanks for the update. Please note that the Second Amendment copy provided is only 1 page, is not a Recorder Certified copy, and the instrument number appears to be incorrect because when we tried to pull it from the public records using that number, we get a different document. We then called DataTree/First American and had them search the public records looking for the Second Amendment and they couldn't find it either, so if you or Jill could please follow up with Chicago Title or with the Recorder directly to obtain the Recorder-certified copies of this and all the other documents as we had requested, that would really help expedite things. Thank you, Karla

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**From:** Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
**Sent:** Tuesday, November 06, 2018 4:42 PM
**To:** Galvez, Karla@Coastal; 'Jill Martin'
**Cc:** Rehm, Zach@Coastal; Hudson, Steve@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Locklin, Linda@Coastal; Posner, Chuck@Coastal; Sexton, Pat@Coastal; Danny Aleshire
**Subject:** RE: RPV / Trump - Final Development Documents

Hi Karla,

Please see attached for the first batch of documents that were recorded last week. I just received these conformed copies 5 min. ago.

The Certificate Acceptance for Public Trails OTD was recorded yesterday as 2018-1122131
The Certificate Acceptance for Fee Title Offer to Dedicate was recorded yesterday as 2018-1122132
The Restated Deed Restriction was recorded yesterday as 2018-1122135

Best,

Danny Aleshire

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**From:** Galvez, Karla@Coastal [mailto:Karla.Galvez@coastal.ca.gov]
**Sent:** Tuesday, November 06, 2018 4:28 PM
**To:** Danny Aleshire; 'Jill Martin'
**Cc:** Rehm, Zach@Coastal; Hudson, Steve@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Locklin, Linda@Coastal; Posner, Chuck@Coastal; Sexton, Pat@Coastal
**Subject:** RE: RPV / Trump - Final Development Documents

Hi Danny and Jill – I'm checking in on status. Did all the documents record yesterday? Please let us know what documents remain outstanding and if any issues impeding recording remain. Thank you, Karla

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**From:** Galvez, Karla@Coastal
**Sent:** Monday, November 05, 2018 9:11 AM

**To:** Danny Aleshire; Sexton, Pat@Coastal
**Cc:** Rehm, Zach@Coastal; Hudson, Steve@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Locklin, Linda@Coastal; 'Jill Martin'; Posner, Chuck@Coastal
**Subject:** Re: RPV / Trump - Final Development Documents

Thanks for the update. Please let us know as soon as the other documents are recorded and provide us with Recorder certified copies (which should be obtained from the Recorder at the same time of recording). Thanks, Karla

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**From:** Danny Aleshire <danny.aleshire@awattorneys.com>
**Sent:** Friday, November 2, 2018 1:03:33 PM
**To:** Galvez, Karla@Coastal; Sexton, Pat@Coastal
**Cc:** Rehm, Zach@Coastal; Hudson, Steve@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Locklin, Linda@Coastal; 'Jill Martin'; Posner, Chuck@Coastal
**Subject:** RE: RPV / Trump - Final Development Documents

Hi Karla,

The Second Amendment to the Trails/Easements OTD was recorded today and is referenced as Instrument No. 2018-1110406. We were waiting on that document to be recorded in order to insert the recording information into the blank lines on the Certificate of Acceptance for the Trails/Easements OTD. Jill will handwrite in the information and send both Certificates of Acceptance along with the Amended and Restated Deed Restriction to our title company for recording on Monday.

Best,
Danny

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**From:** Galvez, Karla@Coastal [mailto:Karla.Galvez@coastal.ca.gov]
**Sent:** Thursday, November 01, 2018 9:57 PM
**To:** Danny Aleshire; Sexton, Pat@Coastal
**Cc:** Rehm, Zach@Coastal; Hudson, Steve@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Locklin, Linda@Coastal; 'Jill Martin'; Posner, Chuck@Coastal
**Subject:** Re: RPV / Trump - Final Development Documents

Hi Danny - what is the issue? Do the documents need to be amended? This has dragged on way beyond what it should for recording and I'm concerned about the upcoming December deadlines (we have just a few weeks now to get this done).

If your assessment is that the recordings are not going to get done any time soon, then please let us know so we can proceed with preparations for acceptance by the Conservancy next week.

Thanks, Karla

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**From:** Danny Aleshire <danny.aleshire@awattorneys.com>
**Sent:** Thursday, November 1, 2018 6:18:58 PM
**To:** Sexton, Pat@Coastal
**Cc:** Galvez, Karla@Coastal
**Subject:** RE: RPV / Trump - Final Development Documents

Hi Pat,

We've had additional hiccups with the County Recorder, however, as of now the following documents have been recorded:

- Grant Deed – Flag Pole
- Easement Agreement – Flag Pole
- Quitclaim Deed – Lot H and Setback Parcel

The title company has not been very helpful in getting these documents recorded but I've been on calls and emailing them every day this week to make sure these documents are recorded expeditiously.

I'll keep you posted.

Best,

Danny Aleshire

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**From:** Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
**Sent:** Thursday, November 01, 2018 12:15 PM
**To:** Danny Aleshire
**Cc:** Galvez, Karla@Coastal
**Subject:** RE: RPV / Trump - Final Development Documents

Danny,

Please send updated information regarding recordation of these 5 documents if it is available. Thanks,

Pat

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**From:** Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
**Sent:** Friday, October 26, 2018 4:50 PM
**To:** Sexton, Pat@Coastal
**Cc:** Galvez, Karla@Coastal
**Subject:** RE: RPV / Trump - Final Development Documents

Pat,

The County Recorder's office rejected our attempt to file the documents due to the fact they didn't include the APNs on the first page. I asked the title company to explain to the County Recorder that some of the property is open space lots for which there is no assigned APN and that it would be improper to include references to APNs if they don't accurately reflect all of the property that the document is recorded against.

However, in the second attempt they were again rejected. We are having the known list of APNs included and will retry again next week.

Best,
Danny

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**From:** Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
**Sent:** Friday, October 26, 2018 3:05 PM
**To:** Danny Aleshire
**Cc:** Galvez, Karla@Coastal
**Subject:** RE: RPV / Trump - Final Development Documents

Danny,

If you have any updated information regarding recordation of Documents (1) through (5) discussed below, please forward to Karla and me.

Thanks, Pat

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**From:** Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
**Sent:** Monday, October 22, 2018 11:56 AM
**To:** Sexton, Pat@Coastal
**Cc:** Galvez, Karla@Coastal
**Subject:** RE: RPV / Trump - Final Development Documents

Thanks Pat.

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**From:** Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
**Sent:** Monday, October 22, 2018 9:23 AM
**To:** Danny Aleshire
**Cc:** Galvez, Karla@Coastal
**Subject:** Re: RPV / Trump - Final Development Documents

Danny,

Document (1) of your 10/18/2018 email below with Exhibit A docs attached, is approved for recordation. Any questions, please let us

know. Thanks.

Pat

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**From:** Danny Aleshire <danny.aleshire@awattorneys.com>
**Sent:** Friday, October 19, 2018 5:21 PM
**To:** Sexton, Pat@Coastal
**Cc:** Galvez, Karla@Coastal
**Subject:** RE: RPV / Trump - Final Development Documents

Ok, thanks Pat.

Danny Aleshire

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**From:** Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
**Sent:** Friday, October 19, 2018 4:42 PM
**To:** Danny Aleshire
**Cc:** Galvez, Karla@Coastal
**Subject:** Re: RPV / Trump - Final Development Documents

Hi Danny,

Just wanted to confirm that your email with attachment did come through. I'll review the document on Monday morning when I'm in the office and get back to you with any comments. Thanks.

Pat

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**From:** Danny Aleshire <danny.aleshire@awattorneys.com>
**Sent:** Friday, October 19, 2018 12:44 PM
**To:** Sexton, Pat@Coastal; Rehm, Zach@Coastal; Henry, Teresa@Coastal; Locklin, Linda@Coastal; 'So Kim'; Hudson, Steve@Coastal; Galvez, Karla@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Elena Gerli; 'Boyd Hill'; Staben, Jeff@Coastal; 'Jill Martin'
**Subject:** RE: RPV / Trump - Final Development Documents

Hi Pat/Karla,

I just wanted to confirm you received the email and attachment sent below. The size of the PDF was 10MB and I wasn't sure if your email servers could accept such large file sizes.

Thanks,

Danny Aleshire

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**From:** Danny Aleshire
**Sent:** Thursday, October 18, 2018 5:48 PM
**To:** 'Sexton, Pat@Coastal'; Rehm, Zach@Coastal; Henry, Teresa@Coastal; Locklin, Linda@Coastal; 'So Kim'; Hudson, Steve@Coastal; Galvez, Karla@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Elena Gerli; 'Boyd Hill'; Staben, Jeff@Coastal; 'Jill Martin'
**Cc:** Danny Aleshire
**Subject:** RE: RPV / Trump - Final Development Documents

Hi Pat,

Thanks for your email. Please see attached for Document (1) below with all exhibits included.

As for Document (2), we will need to wait to insert the recording date and instrument number for Document (5) before we can insert that information into page 1. Document (5) will need to be recorded prior to the recordation of the Certificate of Acceptance for the Trail Easements.

We expect to record Documents 1, 2, and 5 by Monday or Tuesday and 3 and 4 later next week.

Best,

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**From:** Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
**Sent:** Thursday, October 18, 2018 4:34 PM

**To:** Danny Aleshire; Rehm, Zach@Coastal; Henry, Teresa@Coastal; Locklin, Linda@Coastal; 'So Kim'; Hudson, Steve@Coastal; Galvez, Karla@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Elena Gerli; 'Boyd Hill'; Staben, Jeff@Coastal; 'Jill Martin'
**Subject:** RE: RPV / Trump - Final Development Documents

Danny,

The 5 documents that the Coastal Commission is a party to, i.e. (1) Certificate of Acceptance (Irrevocable Offer to Dedicate Fee Title); (2) Certificate of Acceptance (Irrevocable Offer to Dedicate Public Trail Easements); (3) Amendment to Conservation Easement Offers; (4) Second Amended and Restated Deed Restriction; and (5) Second Amendment to the Amended and Restated Irrevocable Offer to Dedicate Public Trail Easement and Declaration of Restrictions, have all been reviewed for recording subject to the following conditions:

Document (1) Certificate of Acceptance (Irrevocable Offer to Dedicate Fee Title), the Exhibit A attachments must be attached to the final document before recording, i.e. copy of documents recorded as Instrument Nos. 2000-1613039 and 00-1649980, as referenced on page 1 of the Certificate of Acceptance; and
Document (2) Certificate of Acceptance (Irrevocable Offer to Dedicate Public Trail Easement). Please confirm that the recording date and instrument number regarding document (5) Second Amendment to the Amended and Restated Irrevocable Offer to Dedicate Public Trail Easement and Declaration of Restrictions, will be inserted on the blank lines on Page 1 prior to recordation of this Certificate of Acceptance. To accomplish this, please also confirm that Document (5) will be recorded prior to recordation of this Certificate of Acceptance.
Please confirm when all 5 documents are expected to be recorded.

Please note that the remaining 9 documents attached to your email sent last night at 7:27 p.m. have not been reviewed by us and we assume that there is nothing new or changed here that we need to weigh in on. If that is not the case, please let us know as soon as possible.

Following recordation of these documents, we must receive Recorder's Certified Copies obtained from the Recorder's Office at the time of recordation. Please note that conformed copies are not acceptable and final review will be based on the Recorder's Certified Copies.

If there are any questions or you need any additional information, please feel free to let me know. Thanks.

Pat Sexton, Sr. Legal Analyst
California Coastal Commission

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**From:** Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
**Sent:** Wednesday, October 17, 2018 7:26 PM
**To:** Sexton, Pat@Coastal; Rehm, Zach@Coastal; Henry, Teresa@Coastal; Locklin, Linda@Coastal; 'So Kim'; Hudson, Steve@Coastal; Galvez, Karla@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; Elena Gerli; Danny Aleshire; 'Boyd Hill'; Staben, Jeff@Coastal; 'Jill Martin'
**Subject:** RPV / Trump - Final Development Documents

All,

Please see attached for the final, fully-executed versions of the Trump Project Agreements.

Best,
Danny

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**From:** Jose Cerecero [mailto:jcerecero@awattorneys.com]
**Sent:** Wednesday, October 17, 2018 7:08 PM
**To:** Danny Aleshire
**Subject:** RE: scanning project for Danny

I'm using Mimecast to share large files with you. Please see the attached instructions.

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Here you go Danny. I'm sorry it took so long.

-Jose